

NOTICE OF TRUSTEE'S SALE

WHEREAS, on October 2, 2012, AMY SHUGART, AN UNMARRIED PERSON, as Grantor(s), executed a Deed of Trust conveying to RYAN COLBURN, as Trustee, the Real Estate hereinafter described, to REGIONS BANK D/B/A REGIONS MORTGAGE in payment of a debt therein described. The Deed of Trust was filed in the real property records of COLLIN COUNTY, TX and is recorded under Clerk's File/Instrument Number 20121004001262540, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness;

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on TUESDAY, January 3, 2017 between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00 AM or not later than three hours thereafter, I will sell said Real Estate in the area designated by the Commissioners Court, of Collin county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of Collin, State of Texas:

LOT 13, BLOCK AA OF CRAIG RANCH NORTH, PHASE 6, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 767-768 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

Property Address: 3801 TEMECULA CREEK TRAIL
MCKINNEY, TX 75070
Mortgage Servicer: REGIONS MORTGAGE
Noteholder: REGIONS BANK DBA REGIONS MORTGAGE
7130 GOODLETT FARMS PARKWAY
A4W
CORDOVA, TENNESSEE 38016

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

Shelley Ortolani
SUBSTITUTE TRUSTEE
ROBERT ORTOLANI OR DEAC CAUFIELD OR
ALISON GRANT OR GREG BERTRAND OR CHERYL
HARRIS OR SHELLEY ORTOLANI OR LIZ HACH OR
MITCH JORDAN OR BOB DICKERSON OR PHILLIP
PIERCEALL OR CRAIG MUIRHEAD OR CLAY
GOLDEN OR DOUG RODGERS OR WENDY
LAMBERT OR ROSS BANDY OR TRAVIS KADDATZ
OR TROY ROBINETT OR TERRY WATERS OR
ROBERT AGUILAR OR FREDERICK BRITTON OR
BRADLEY ROSS OR EVAN PRESS OR MATT
HANSEN
c/o Shapiro Schwartz, LLP
13105 Northwest Freeway, Suite 1200
Houston, TX 77040
(713)462-2565

THE STATE OF Texas
COUNTY OF Dallas

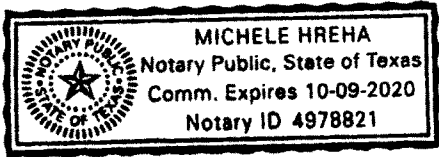
BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Shelley Ortolani, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2016 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 13 day of November.

FILED

2016 NOV 14 PM 1:42

STACEY KEMP
COUNTY CLERK
COLLIN COUNTY, TEXAS
BY: *[Signature]* DEPUTY



Michele Hreha
NOTARY PUBLIC in and for
Dallas COUNTY,
My commission expires: 10-9-2020
Type or Print Name of Notary
Michele Hreha

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.

UNOFFICIAL